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# SABROSO STORAGE

Medford, Oregon

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© Naumes Properties LLC

*Affiliate of Naumes, Inc.*

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# PROPERTY PROFILE

Property Name: **SABROSO STORAGE**

Property  
Location:

619 So. Grape Street & 661 So. Fir Street  
Medford, Oregon

Owner:

Owned by Naumes Properties, LLC and leased to Sabroso  
(see lease information attached)

Acreage:

Total Lot Size: **2.47± acres**

Buildings:

This property includes over **70,600± square feet** of building space as follows:

- **25,200± sq ft Warehouse/Packing Plant:** Concrete foundation, concrete dock level floor, wood frame construction, wood siding, 16' eave
- **7,436± sq ft Cold Storage/Pre-Cool:** 2,500 bin capacity. Concrete foundation, concrete floor, concrete tilt-up walls, steel frame, comp roof, 30' eave
- **14,800± sq ft Cold Storage:** 5,088 bin capacity. Concrete foundation concrete floor, steel frame, concrete tilt-up walls, comp roof, 30' eave
- **11,058± sq ft Cold Storage:** 3,635 bin capacity. Concrete foundation, concrete floor, concrete tilt-up walls, comp roof, 30' eave
  - **Pre-Cool 3,126 sq ft** with 960 bin capacity
  - **Cold Storage 7,932 sq ft** with 2,675 bin capacity
- **5,800± sq ft Cold Storage/Segmentation Room:** 1,132 bin capacity. Concrete foundation, concrete floor, steel frame, concrete tilt-up walls, comp roof, 20' eave
- **3,200± sq ft Canopy/Dock:** Concrete floor, steel frame, 20' eave, steel covered roof, open sides, covers concrete dock, 28x28 with 12 x40 ram and 2 each dock levelers
- **2,088± sq ft Office:** Ground level, finished area. Second level, materials storage (attached to packing house)
- **1,040± sq ft Engine Room**



## PROPERTY PROFILE

Property Name: **SABROSO STORAGE**

Zoning:	I-G (General Industry)
Tax Parcel #1:	37-1W-30CD - Tax Lot #300 (1.61 acres) Tax Account No. 1-037466-5
Tax Parcel #2:	37-1W-30CD - Tax Lot #400 (.86 acres) Tax Account No. 1-037468-1
2009 Tax:	\$15,839
Utilities:	The property is served by all the normally available utilities in the area, including domestic water, sewer and electricity.
Environmental:	No known environmental hazards chemicals are located on the property. Surrounding area is situated in a mix of industrial and commercial development.
Exceptions:	No covenants or restrictions. Request title report for information on general exceptions and utility easements.
Best Use:	The highest and best use is for continued operations consistent with the current zoning and surrounding land use.



## PROPERTY PROFILE

Property Name: **SABROSO STORAGE**

**LEASE FOR SABROSO STORAGE**  
**619 S. Grape Street / 661 S. Fir Street – Medford, Oregon**

Lessee:	Sabroso Company P.O. Box 129 Medford, OR 97501
Lessor:	Naumes Properties LLC P.O. Box 996 Medford, OR 97501
Original Rent:	\$35,800/mo.
Start Date:	July 7, 1997
Current Rent:	<b>\$48,866.31 per month</b>
Lease Term:	Expires July 6, 2012, with 1 option to renew for 5 years
CPI Adjustments:	Annual CPI (July)
Right of First Refusal:	None
Lessee Responsibility:	Structural and roof repairs, minor plumbing, electrical; alterations with prior approval; utilities, personal property tax, real property tax, fire insurance and liability insurance
Lessor Responsibility:	Fire insurance on real property



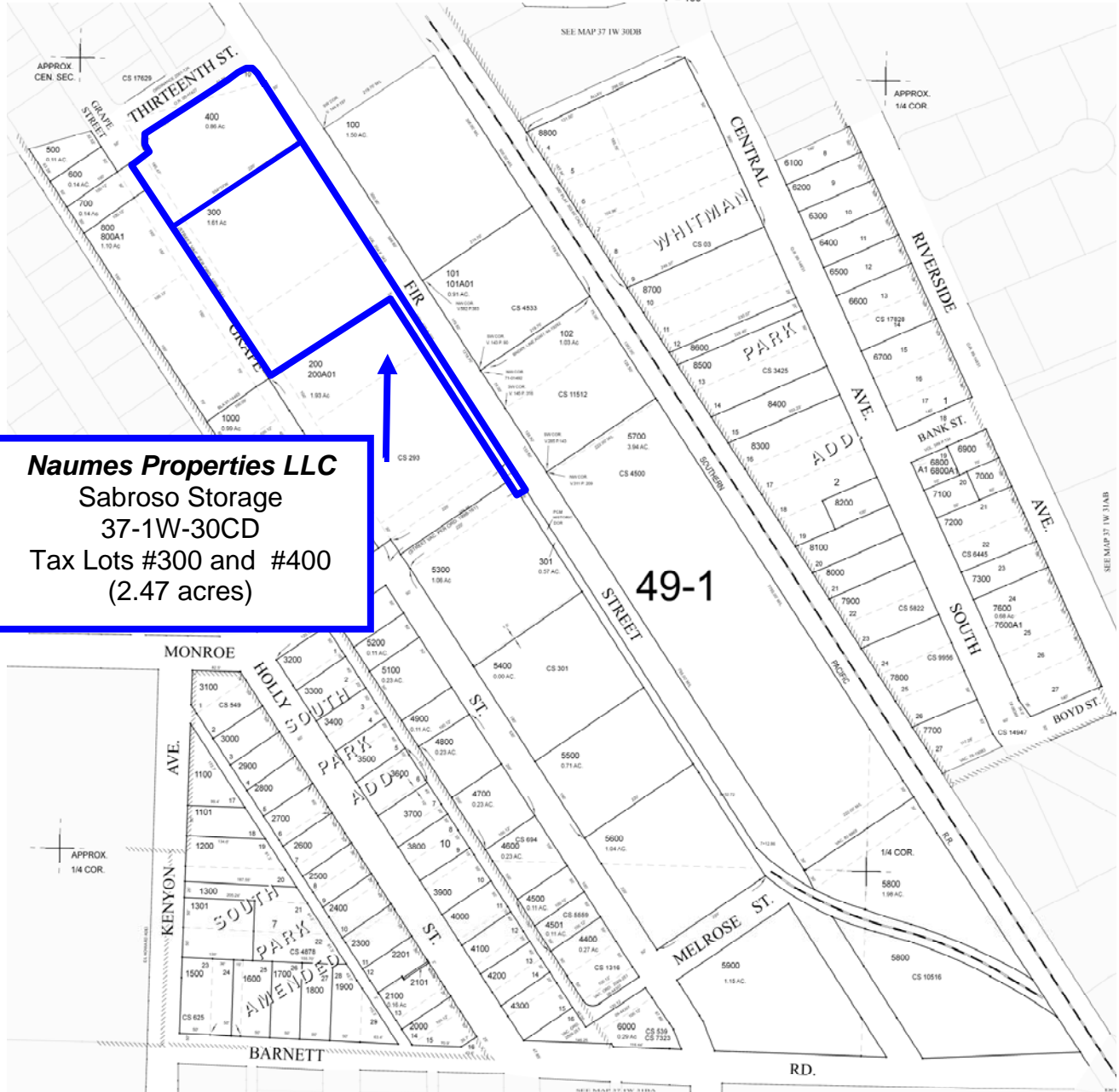
# PROPERTY PROFILE

Property Name: **SABROSO STORAGE – COUNTY ASSESSOR’S MAP**

FOR ASSESSMENT AND TAXATION ONLY

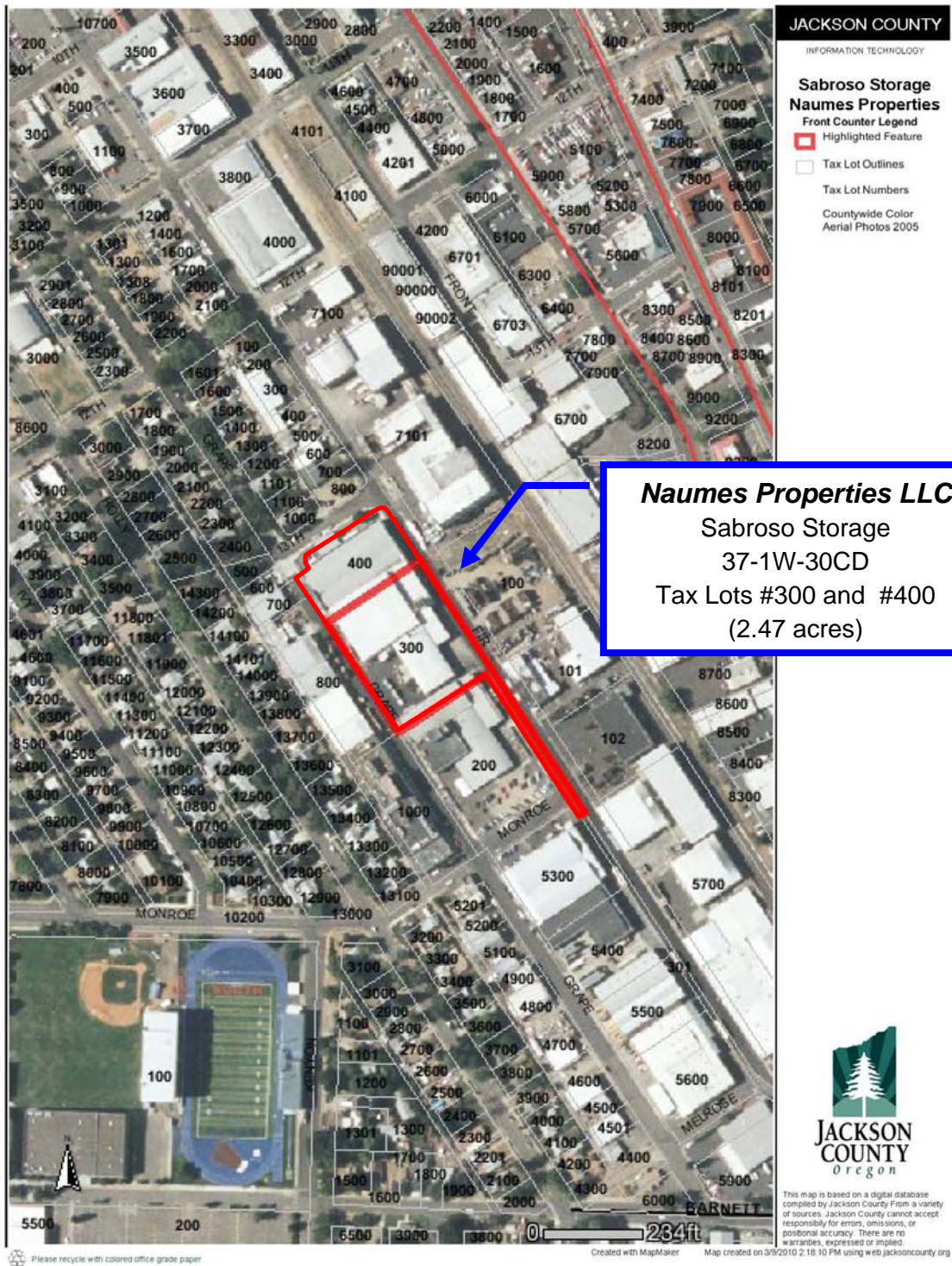
S.E.1/4, S.W.1/4, SEC.30, T.37S., R.1W., W.M.  
JACKSON COUNTY

1" = 100'



# PROPERTY PROFILE

Property Name: **SABROSO STORAGE - AERIAL MAP**



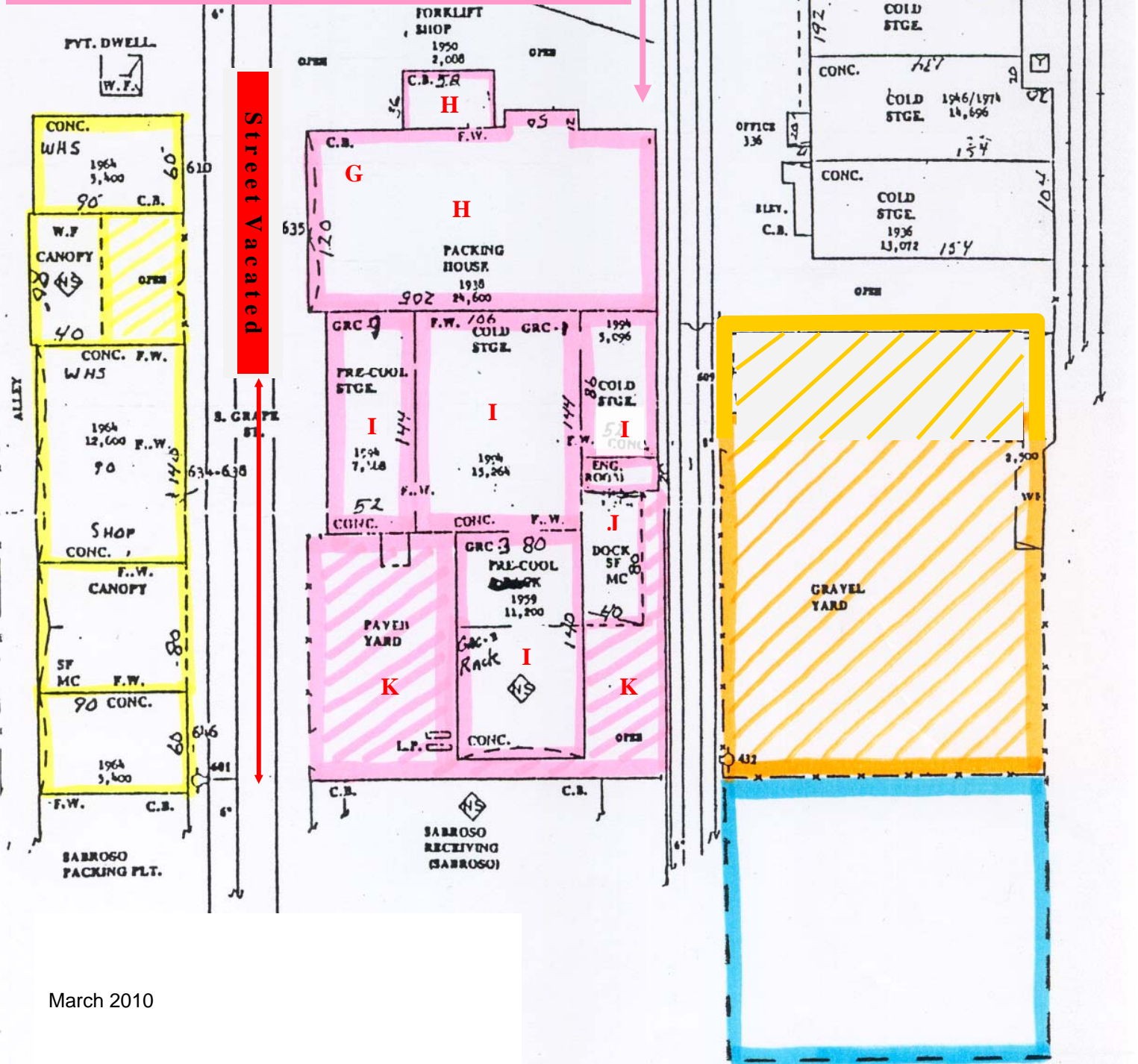
March 2010

# PROPERTY PROFILE

## SABROSO STORAGE 619 S. Grape Street

<b>G</b>	Office (2 <sup>nd</sup> floor)	2,088 sq. ft.
<b>H</b>	Warehouse/Packing	25,200 sq. ft.
<b>I</b>	Cold Storage	45,422 sq. ft.
<b>J</b>	Canopy/Dock	3,200 sq. ft.
	<b>Total Bldg. Size:</b>	<b>70,622 sq. ft.</b>
<b>K</b>	Open Yard	34,839 sq. ft.

(2.47 Total Acres)



# PROPERTY PROFILE

## SABROSO STORAGE PHOTOGRAPHS

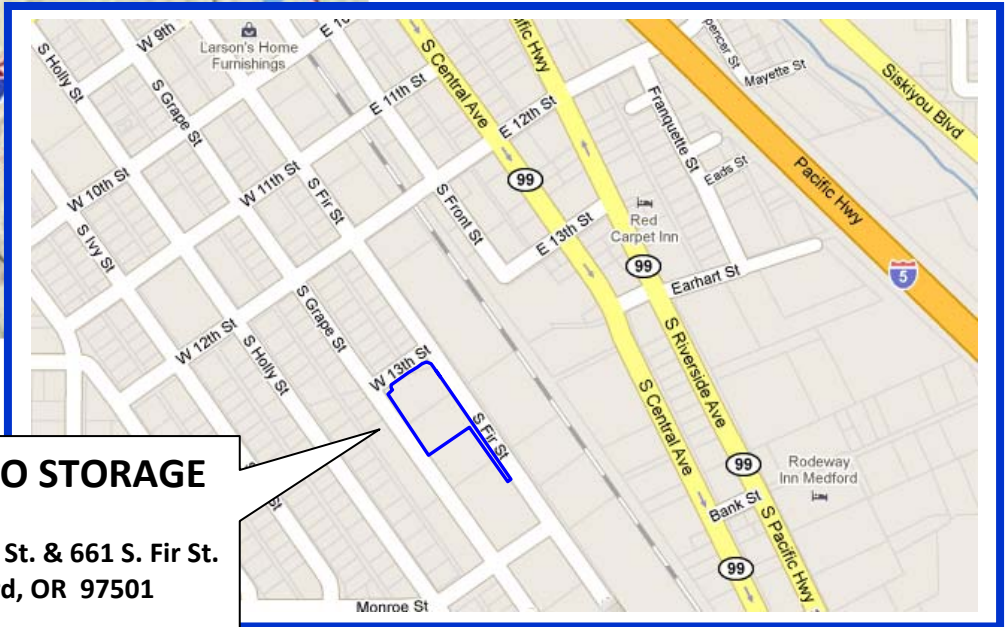
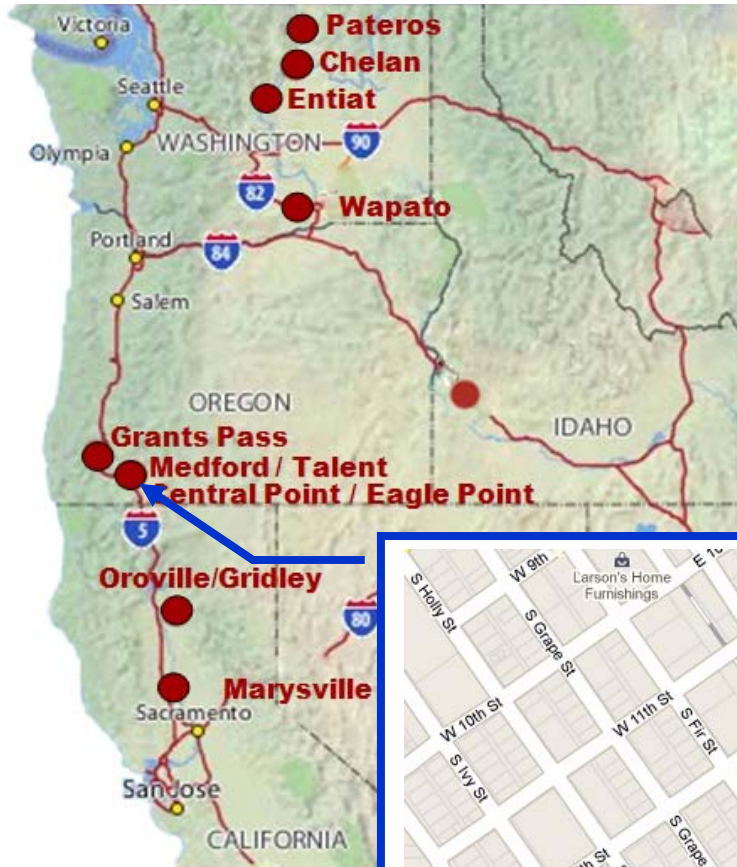




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Property Name: **SABROSO STORAGE**

## NAUMES PROPERTIES- Real Property Location Map



**SABROSO STORAGE**  
619 S. Grape St. & 661 S. Fir St.  
Medford, OR 97501

